

BLOCK 2 PT OF LOT 9
IN OR 1064/646
J M OGILVIE ADDITION PB 1/13

FIRST BAPTIST CHURCH HOLDING COMPANY
PO BOX 605
CALLAHAN, FL 32011-0605

2023

30-2N-25-3280-0002-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		17 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100CHURCHES	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	118,198
TOTALS	3,600		3,600	118,198

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2002
3	0810	CONCRETE A	0	0	25	6	150.00	SF	6.50	6.50	100	2002
4	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100	2002

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	001000	C	COMMERCIAL	0	0006		0.00	0.00	14,175.00	SF		1.00

REVIEW DATE 02/17/2022 BY KK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,600	89.7728	42.64	153,504	2002	2002	0	0	0	23.00	77.00
1 STOR WAREH - 0% - 0 Heated Area: 3600 HX Base Yr												
BAS 2002												
45036 NASSAU ST, CALLAHAN												
BLD DATE 02/17/2022 KK LGL DATE 02/17/2022 KK LAND DATE 02/17/2022 KK												

TOTAL OB/XF												
1,305												

TOTAL OB/XF												
1,305												

Total Acres: 0.00 Total Land Value: 21,262 Market: 0 Agricultural: 0 Common: 21,262

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		118,198	
TOTAL MARKET OB/XF VALUE		1,305	
TOTAL LAND VALUE - MARKET		21,262	
TOTAL MARKET VALUE		140,765	
SOH/AGL Deduction		26,704	
ASSESSED VALUE		114,061	
TOTAL EXEMPTION VALUE		02 114,061	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		140,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1064/0646	6/21/2002	WD	U	I	16
GRANTOR: BOOTH JULUIS A					
GRANTEE: FIRST BAPTIST CHURCH					
1060/0473	6/05/2002	QC	U	I	10
GRANTOR: LOWE HILDA B					
GRANTEE: BOOTH JULIUS A					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2002] W60 S60 E60 N60\$.												

TOTAL OB/XF												
1,305												

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